MINUTES
BUILDING BOARD OF APPEALS
REGULAR MEETING
AUGUST 28, 2015
9:00 AM

Kyle Denham, Chairman, called the August 28th Building Board of Appeals meeting to order with the following Board members present: Kyle Denham, Mark Eastman, Crystal Harrington, David Pommert, Bruce Rhodes, and Ervin Wilson. Board member Don Landrith was absent. City officials present: Bryan Wicklund, Chief Building Official; Jeff Oliver, Building Inspector; Jordan Paul, Assistant City Attorney; and Susan Champlin, Notary Public.

Mr. Denham	Do we have a motion to excuse Mr. Landrith?
Mr. Wilson	**Mr. Chairman, I make a motion to excuse Mr. Landrith.**
Mr. Eastman	**Second.**
Mr. Denham	**I have a motion by Mr. Wilson and a second by Mr. Eastman to excuse Mr. Landrith. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**
ITEM 2140	**1206 BROADWAY** **OWNER: Omer Hubbard** **ADDRESS: 1206 Broadway, Joplin MO. 64801** **"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (TWELFTH TIME BEFORE THE BOARD)**
Mr. Denham	Good morning.
Omer Hubbard	Good morning.
Mr. Denham	Can you tell us what's going on with your property? This is Item 2140.
Mr. Hubbard	The only thing I know is I signed a piece of paper with the plumbing.
Mr. Oliver	I'll help you out here, Omer. Mr. Spink with the Watered Gardens, who has been working with Omer, called for a little help as far as allowing us to let some volunteers work on the property on the plumbing, so Bryan and I filled out an application for him. I drove out to Omer's house to have Omer sign the permit, which he did. So I don't know when the volunteers will show up to help him, but it's in progress.

Mr. Wicklund — I think they have already done quite a bit of it. They've been working on the plumbing already, haven't they?

Mr. Hubbard — No, they just worked on the roof.

Mr. Wicklund — On the porch?

Mr. Hubbard — The porch and the back.

Mr. Wicklund — They haven't started on the plumbing yet?

Mr. Hubbard — No.

Mr. Wicklund — Okay.

Mr. Oliver — I've just got a note down to go ahead and go for 30 days, and hopefully they will get it taken care of. He also let us know that he's been visiting with the water company to work his bill out. They are working on it.

Mrs. Harrington — You're on your way, Omer.

Mr. Denham — So that's September 25th—the next meeting?

Mr. Oliver — Yes.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2140, 1206 Broadway, be continued for 30 days for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2140, 1206 Broadway, be continued for 30 days to September 25th for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.

Mr. Hubbard — Thank you.

Mr. Denham — Come back in about a month and give us an update, please.

ITEM 2677 — **1715 S. GRAND**
OWNER: Paul & Nancie Grass
ADDRESS: 509 N. Pearl, Joplin MO. 64801
A stay was asked for by the city and was granted at the February 27, 2015 meeting. Item continued from March 27, 2015.

Mr. Denham	Good morning.
Elizabeth Burleson	Good morning. This is Item 2677 on the Board—1715 South Grand. We are working very diligently to actually get the title paperwork taken care of for this property so we can get our permits applied for and get this house cleaned up and completely renovated.
Mr. Oliver	They've purchased the property at a tax sale. We continued this probably—I'm going to assume for six months.
Ms. Burleson	Uh-huh.
Mr. Oliver	I would have to look back at the minutes to get to this point.
Ms. Burleson	It was about February that we gave that extension.
Mr. Oliver	Okay. They are taking possession of the property and getting the title work and all that, so once that's done, it sounds like they're going to get their permit—
Ms. Burleson	Uh-huh.
Mr. Oliver	And show some pretty good progress, by the next meeting—
Ms. Burleson	Uh-huh. By the next meeting, we should have the permit and almost all of the work done, if not all of it. Right now we're just waiting on the title to come back from Jasper County. That way we can get the permits applied for and get the work started.
Mr. Denham	Any other questions? Do I have a motion to continue for 30 days?
Mrs. Harrington	**Mr. Chairman, I make a motion that Item Number 2677, 1715 South Grand, be continued until September 25th for a progress report and demolition hearing.**
Mr. Wilson	**Second.**
Mr. Denham	**I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2677, 1715 South Grand, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.
Ms. Burleson	Thank you.

ITEM 2728 **2708 S. PEARL**
OWNER: Jeff & Patti Johnson
ADDRESS: 2702 W. Summit Dr. Joplin MO. 64804

Mr. Denham — Good morning.

Jeff Johnson — Good morning. Sorry to take up your time, but I need some clarity here. The last time I was here, we talked about—

Ms. Champlin — You may need to move the mike up an inch or so.

Mr. Johnson — Okay. My name is Jeff Johnson, 2702 West Summit, Joplin, Missouri. This is involving a property at 2708 South Pearl. The last time I was before this group, I explained that we were taking care of putting dirt over the foundation. My dirt—the fellow that was helping me with that couldn't get into his dirt pile because of the monsoon rains we had. That's all since been taken care of. I get a call the other day—and where this kind of goes back to is a request to remove a driveway and a garage concrete slab. And I pointed out to the group that Mr. Oliver had stated that that concrete slab was a viable structure. I explained that I only owned half of the driveway, but based on pressure from this group, I went ahead and took the driveway out at my own expense. My neighbor has never reimbursed me for his portion of that removal, and who knows if I have accepted any liability for doing that, but I did it to appease this group. I get a call the other day that I have—you all had issued a demolition for the garage floor. Now, it was my understanding, and my interpretation from my previous visits and conversations with this group, that because that concrete floor was a viable structure and could be rebuilt on, that that wouldn't be an issue. But yet I get a phone call that there has been a directive from the group to have the concrete slab demolished. So let me explain a little history here that kind of might explain some of my frustration at times—about 10 or 12 years ago I came to the City Hall, received a building permit to build a house. About three weeks into the process, I get a cease and desist from the City on that project after I had spent approximately $10,000 putting a foundation and a floor, and we were going up with walls. Now, I played nice. I could have pressed the issue because the department here that issued the building permit well over two or three weeks in the past, but I played nice. At this point, it's just the principle of the thing. It was my understanding with this group that as long as I take care of the driveway, which I did, and put dirt on the foundation, which I did—it was my impression that the garage floor wasn't going to be a further issue. So could somebody give me some clarity on that?

Mr. Wicklund — I'm curious, since you brought it up—I didn't know anything about the history with the building permit. Why were you stopped?

Mr. Johnson — They said there wasn't enough square footage in the lot to put a house there.

Mr. Denham — Is this the same lot, Jeff?

Mr. Johnson — No, this is whole different project. I'm just trying to give you some insight into the history and the frustration I have with that.

Mr. Wicklund — I thought you were talking about this lot.

Mr. Johnson — No.

Mr. Wicklund — Okay.

Mr. Johnson — No, this—you can just—it was a whole different deal. But that gives you kind of an impression of what I've had to deal with through the years.

Mrs. Harrington — Did you have to go follow the code made you mad—that you had to build your structure according to the ordinances and the codes upset you on your first project?

Mr. Johnson — The first thing is, why issue me a building permit if it wouldn't—I shouldn't have been able to build a house there to begin with, and then after the fact, come back and pull the building permit? And I'm like—folks, what's the deal? I went to the City Council with that. I was at City Council when, I think it was Tony Grantham came and spoke about a driveway issue he was having, and I thought at that point and time Bill Scearce had mentioned that he felt like the City ought to revisit these requirements since they're not holding themselves to the same standards.

Mr. Wicklund — Why do you say that?

Mr. Johnson — Well, in that meeting, at the City Council—and you can go back and look at the records, they were talking about the fact that there were plenty of concrete slabs at 20th and Connecticut on property the City owns, and they weren't taking them out.

Mr. Wicklund — Yes, we have been taking them out.

Mr. Johnson — Well, at that point, they hadn't been. But I'm just bringing that up from a point of information.

Mr. Wicklund — The City had a lot of properties with basements and slabs and driveways, and we've been taking them out. I don't know number-wise how many there's left, but there are not very many.

Mr. Johnson — Yeah, I just bring that up.

Mr. Wicklund — Well, since you brought it up, the City has been taking them out.

Mr. Johnson — I think there's still some concrete and a parking lot at 26th and Main.

Mr. Wicklund — Parking lots are totally different, and they have been separated out and are not included.

Mr. Johnson — Okay. I wasn't aware of that.

Mr. Wicklund — As far as the City Council revisiting it, up until now, they have not changed the ordinances. That's the only tool they have to revisit it, and that hasn't happened.

Mr. Johnson — Yeah. I just—from what I observed that night at the City Council meeting, I felt like somebody was probably going to do something about it.

Mr. Wicklund — It hasn't been done.

Mr. Johnson — Okay.

Mr. Wicklund — But we're still under the same rules that we've been trying to follow since the day of the tornado. As far as the slab, because that's why we're here today, I think is the slab that's still there—I understand Jeff and you had a conversation back how long ago?

Mr. Johnson — Oh, it was several months ago when I was getting these letters to come to this group.

Mr. Wicklund — And at that point, he told you he felt like the slab was viable?

Mr. Johnson — Yes.

Mr. Wicklund — And that a structure could be rebuilt back on that?

Mr. Johnson — Yes.

Mr. Wicklund — And, really, this Board is not arguing that at all. Whether or not the slab is structurally sound enough to put another building on it is not the issue. So if Jeff said that, that was his opinion, and it's probably the same today. That does not mean the slab can stay there indefinitely. And that's not what he meant to—

Mr. Johnson — Imply—

Mr. Wicklund — Communicate to you by saying that. As far as the Board goes, I'm not sure where you got the impression that the Board was okay leaving it, because this property has been brought before the Board as an entire lot.

Mr. Johnson — Okay, I think—

Mr. Wicklund — They ordered it cleared.

Mr. Johnson — Yeah, I understand that. I think if you'll go back and look in the records, I made comments when I was at this podium at prior meetings saying it's my understanding that that garage floor is going to be fine. I got no objection from this group.

Mr. Wicklund — I don't remember it that way, and I've got the minutes here.

Mr. Johnson — Yeah, I'd encourage you to go back and look at them. So, anyway, you guys do what you need to do. I'm done. I'm not coming back before this Board again for this property. In my opinion, you need to do what's right and fair, and what was agreed upon. So you can do what you want to do. I know I'm not the agenda, and I'm not going to take up any more of your time. Thank you.

Mr. Denham — Jeff, as I recall—and this is a garage slab, not a house slab, is that right?

Mr. Johnson — Correct.

Mr. Denham — And as I recall, Jeff Oliver told you we had to put—I think it's three foot—if you're going to cover it with dirt, it had to have three foot over it. I may be thinking of a different project.

Mr. Johnson — That was the foundation, Kyle—

Mr. Denham — That was just the foundation?

Mr. Johnson — That dirt needed to be over the foundation, and I've done that.

Mr. Denham — I know there was quite a bit of broken-up concrete. Is that what we're talking about as the foundation?

Mr. Johnson — Yes.

Mr. Denham — So that's all been capped over?

Mr. Johnson — Yes. There is about a 30-foot dead tree on the property next to me that's been there since the tornado that tends to affect the ability for me to market my property maybe.

Mr. Denham — I'm sorry, what was the last thing you said?

Mr. Johnson — That may hinder my ability to market my property.

Mr. Denham — Market it—okay.

Mr. Wicklund — Just to refresh your memory, I would encourage you to get a copy of the minutes. I've been reading through them here.

Mr. Johnson — Yeah. Well, I distinctly recall what I said. Now whether it was transmitted—

Mr. Wicklund — Your words are in here as well.

Mr. Johnson — Okay.

Mr. Wicklund — And I do remember—I remember your words. I don't know that you remember exactly the response you got from the Board, though. You may want to read through them.

Mr. Johnson — I will. I'd just encourage you to do what's fair, what common sense would tell you to do. I won't bother you any more. Thanks.

Mr. Denham — Thank you. So this property has already had the bidding process?

Mr. Oliver — Yes.

ITEM 2742 — **107 N. MCKEE**
OWNER: Harley Bockoven
ADDRESS: 125 Rocky Ln Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Harley Bockoven — Good morning. Mine is Item Number 2742, the house at 107 North McKee in Joplin. Apparently it says I've gotten four letters for it. This is only the second one that I've been able to actually receive. The house in question is—well, it probably should be tore down, but it has only got that way since it's had numerous break-ins over the year. I have gone over to it every single time and finally stopped calling the police to make reports about it because it seemed to make no difference, and that's partially the reason why it's in the condition it is. It hasn't been tore down yet because I simply just can't afford to tear it down.

Mr. Oliver — Would you be interested in signing a consent form to allow the City to bid that out and tear it down? In doing so, it would allow you to pay that bill out over a five-year period.

Mr. Bockoven — How would that work? The reason why I ask is because we also owned the house on—I believe it's 1513 Hill Street, and it was tore down by the City, and we got a bill later on, and interest kept accruing. It's actually my father's property, but interest accrued over, I think, two or three years, and we didn't know about it until we got a bill in the mail.

Mr. Wicklund — There is interest. In some situations, it's just easier for the property owners to be able to pay that out over five years rather than coming up with a lump sum to pay a contractor to do it all at once. But there is interest that's attached to it.

Mr. Bockoven — Okay, whenever the estimates come through, and the lowest one—would that mean that the City would pick that, and I would have to pay that? Or what kind of options would I have at that point?

Mr. Paul — If there's not an agreement that's reached with the Building Department, and the Board chooses later to demolish the building—I mean, what would happen is the cost of the bid essentially gets—if you're wondering where the cost goes, it will be assessed as a lien against the property. It's going to sit there until someone tries to transfer the property.

Mr. Wicklund — I think I understand your question. What we've done in the past is if the City takes bids on getting it demolished, and say the low bid comes in at $3,000, and you feel like you can get it done cheaper, you've got—as long as you can get your contractor hired and over there and demolish it before the City's chosen contractor goes and does it, then you wouldn't be assessed anything. So there is some time there that you would know what the low bid was before the contractor would begin, because it's got to go to the City Council and get approved, and it's about a 30-day process.

Mr. Bockoven — Okay, how long would it take to—typically, how long would it take to come up with bids and go through that process on finding people to bid on it for destruction?

Mr. Wicklund — In order to try to minimize the cost, we try to lump together as many properties as we can, because—in publishing it in the legal section of the Globe, it tacks on some price, so we try to put several properties in there. We do it at least once a month, sometimes more. But it would probably take about 30 days from the time that you signed it for us to actually get the bids in hand, and then 30 days after that for the Council to approve it and before a contractor would actually be able to start on it. So if you signed the paper today, it would probably be 60 days before we had a contractor on site.

Mr. Bockoven — Okay. I'm not opposed to doing that way if having it bidded on to have it demolished.

Mr. Wicklund — So just get with Jeff, and he can get that process started with you.

Mr. Bockoven — When do I need to—

Mr. Oliver — Have you got your phone number and everything written on the sign-in sheet?

Mr. Bockoven — Yes.

Mr. Oliver — I'll call you, and we'll try to set up a time next week. I'll get the sheet ready, and you can come in and read it. If you agree with it, you can sign it.

Mr. Bockoven — It sounds good.

Mr. Denham — Is this 125 Rocky Lane—is that a current address?

Mr. Bockoven — Yes, that's my current address.

Mr. Denham — Okay.

Ms. Champlin — And you're Mr. Bockoven?

Mr. Bockoven — Bockoven—yes.

Mr. Oliver — Do you want to go two weeks?

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2742, at 107 North McKee, be continued until September 11th for a demolition hearing and progress report.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2742, 107 North McKee, be continued until our September 11th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.

Mr. Bockoven — Thank you.

ITEM 2684 — **506 E. 33RD ST.**
OWNER: Douglas & Virginia Humphrey
ADDRESS: 122 N. Ball Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from June 26, 2015 meeting for a "Demolition Hearing" and Progress Report (FIFTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Bradley Edge — I'm here for Item 2684, 506 East 33rd Street. My name is Brad Edge. You still have the previous owner on there.

Ms. Champlin — I'm sorry—it's Brad—what was your name, again?

Mr. Edge — Bradley Edge.

Ms. Champlin — Okay, thank you.

Mr. Denham — Item 2684.

Mr. Oliver — 506 East 33rd. Doug did call me and tell me that he had sold it. I just didn't get it changed on here.

Mr. Edge — I own the house right next door, and I'm doing that one first before we even start. And I have no clue how long it's going to take. That house is going to take about $60,000 to $70,000. Until my other house sells, I can't start it.

Mr. Denham — Is this one closed in? As I remember, it was open on the back side.

Mr. Oliver — Yes, that's correct. When I posted the property, the whole back was open. At one point in there, Doug went in and sheathed the back, kind of as a temporary deal, so it is secure. The structure itself is stripped inside. There is an area where it looked like they poured some footings and were going to add onto it, but that has not been done.

Mr. Denham — Was that permitted—had a building permit for that part?

Mr. Oliver — He did have a permit. I don't recall what all was in that permit, but he did have a permit.

Mr. Edge — The permits are still on the door from him. I just haven't got any until I start on it. And it's all been framed in and approved. The framing and the footing has been approved. And that's where it's at. It has a new roof and new windows.

Mr. Oliver — As long as it's secure, we can go three months.

Mr. Denham — Yeah. Well, why don't we go 90 days since it's secure?

Mr. Oliver — So that would be probably where we combine the November-December meetings, so that would be—it looks like December 11th.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2684 be continued to our December 11th meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2684, 506 East 33rd Street, be continued to our December 11th meeting**

for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0. Thank you.

Mr. Oliver — And you did sign in, sir?

Mr. Edge — Yes.

Mr. Oliver — And you have the correct mailing address?

Mr. Edge — Yes.

Mr. Oliver — Thank you.

Mr. Edge — Thank you.

ITEM 2699 — **1402 S. JOPLIN**
OWNER: Heartland Floral & Gifts Inc.
ADDRESS: 2515 W. 30TH ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Roy Hess — Roy Hess, here for Item 2699 at 1402 South Joplin. I'm in the process of cleaning up the inside. I've got—the roll-off that's there is about three-quarters full. It will probably be full Monday, and then it's going to take at least another one. I found out it's difficult to work inside there because previously, when I did the outside work, we boarded up the windows, so it's kind of hard to see inside. And I feel like working in here with turning off the lights, and just having a little bit of light through those curtains. We've got a couple of the back rooms completely cleaned up. We're working on the large room the back. It's pretty dark. I finally realized and remembered I had some old camping gear, so I broke out some of my lights out of the camping gear that I haven't used for a while, so it's going a little bit quicker now. But it's probably going to take—I'd say a week to 10—well, let's see, it's Labor Day—a week to 10 days, maybe two weeks, and I should have the whole inside cleaned up. It's just slow going with working in the dark.

Mr. Oliver — If you would, when you think you've got it to a point where it's going to meet everything we need it to—I think we talked about this before—

Mr. Hess — Yeah.

Mr. Oliver — Give me a call, and Bryan and I would like to meet you out there.

Mr. Hess — I thought it was going to go a lot quicker, but after I got inside and started working, I realized that it's just slow in the dark trying to see what you're working with. But we're getting there—and like I say, that roll-off that's there is about three-quarters full, and it will be full Monday, so then we'll start on another one.

Mr. Wilson — I notice one thing here—the bushes and stuff that you've got out front—it's pretty high. Just for security purposes, to be able—for, you know, people driving by, as far as the police or somebody driving by and checking—it might be a little easier for them to check it if those bushes were cut down.

Mr. Hess — Okay, alright. I'll do that this weekend. I've probably got room in the dumpster I can throw them in, and I can throw something on top of it because they'll—

Mr. Wilson — Yeah, that will probably be quite helpful, especially for that one side there, because you can't see nothing there—

Mr. Hess — Yeah.

Mr. Wilson — And it's a good place for somebody to hide, too, because they're trying to break in.

Mr. Hess — How do I get the police to go by there? And I'll tell you, they had a concrete block storage shed, or whatever they used it for—but it was concrete block—kind of like a lean-to thing on the back of the property. And when I was started to have all the problems with people getting in there, I found out that they were—and I had transients in there with all their—you know, empty bottles and clothes and everything, so we tore it down. And they had a fire in the garage, which was kind of added onto that second building that's there, and so we ended up tearing that garage off so that would keep the transients out of there. But while I was having all those problems with those transients, I noticed even before we tore it down, I would go by there and look in, and there would be, you know, another empty bottle or some clothes. I don't know what they do for clothes, because I've thrown away a bunch of their clothes. Every time I've found something, I'd throw it away. And I think I've been down to the Police Department three times requesting a drive-by and, you know, just drive through the lot, and I can't imagine that they wouldn't have seen something—somebody around there or something—especially, you know, all you have to do is make the circle through. It would take them about five seconds. So I don't know if they just—you go in and sign up, and then you leave, and they take the paper and throw it away and do something else, but I just can't believe that the City is—that the Police Department has ever driven through there just to—and all I do is just keep all the notes. You've got an open alley there, and so people walk through that property to get

from Wall to Joplin over to Main. They use that as a thoroughfare. And you can be working there, and in the course of two or three hours, there will probably be four people walking right through that lot, maybe five or six. They ride their bikes through, walk through it, so I'm sure they're doing that at night, too.

Mr. Wilson — A lot of the checks that get done by the Police Department is not the officers that do it. It is the Joplin Sentinels. They do the household checks, vacation checks, and stuff like that. And they do a lot of the business checks as far as drive-by. So you might check with them and see if they've been using the sentinels.

Mr. Hess — Yeah. How do I find that out?

Mr. Wilson — You'll have to talk to the PD about that.

Mr. Hess — Oh, okay.

Mr. Wilson — But that's—

Mr. Hess — Because all I do is keep all the transients off the property, and once they start coming on there, then they get more familiar, and you've got a—

Mr. Wilson — If they can make it—say the nights that they are working, if they can make a couple of turns around your lot at odd times, it may discourage somebody because they never know when they're going to show up.

Mr. Hess — Right. That's what I'm after—you know, if somebody saw the police driving through there, they're going to say, "Well, hey, I'm going to walk through another lot. I don't want to—you know, I don't want to get stopped and they find I've got drugs on me," or you know, whatever—contraband or whatever.

Mr. Denham — It sounds like you're trying to make it less attractive for them by tearing down those sheds, and if you could clean out the brush—

Mr. Hess — They're going to have to sleep outside now, you know, unless they break in the building. I don't know how they can break in now when everything is locked up.

Mr. Denham — Just the fact that you're over there working and cleaning up is probably going to be a good deterrent, too.

Mr. Hess — Yeah. Okay, alright. Thanks.

Mr. Denham — Thanks.

Mrs. Harrington **Mr. Chairman, I make a motion that Item Number 2699, 1402 South Joplin, be continued for 30 days for a progress report and demolition hearing.**

Mr. Eastman **Second.**

Mr. Denham **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2699, 1402 South Joplin, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2704 **1826 S. BYERS**
OWNER: Olga Gutierrez
ADDRESS: 1729 Sophia Carthage MO. 64836
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" And Progress Report (SIXTH TIME BEFORE THE BOARD)

Mr. Denham Good morning.

Olga Gutierrez Good morning. My name is Olga Gutierrez, here for 1826 Byers.

Mr. Denham It's Item 2704. Can you tell us what progress you've made since our last meeting? Tell us a little bit about what you're doing with the property, and what you plan on doing.

Carlos Ramos Fixing—

Ms. Champlin I need to have you close to the mike.

Mr. Oliver Have you guys taken ownership of it yet? Somebody bought it at a tax sale, and you bought it from them, correct?

Mr. Ramos Yes—yes.

Mr. Oliver Okay. Are you the official owner yet?

Mr. Ramos Yeah. It's on there for—the work before us is 16th Street for 2003.

Mr. Oliver Yeah.

Mr. Ramos I'm fixing it right now. It's ready to clean out _____ everything. Fixing for this street—it's coming in by—

Mr. Oliver — How soon do you think you'll get to this one?

Mr. Ramos — It's only finished for 16th Street—it's coming in Byers—it's fixing everything, change everything. I don't know how many long time—months, I don't know.

Mr. Oliver — Well, if you think it's going to be several months, you may need to get what we call a dangerous building permit to board the property up.

Mr. Ramos — Yeah.

Mr. Oliver — It's a $200.00 permit. It's good for six months. You have to secure the whole structure, which means boarding up all your windows and doors.

Mr. Ramos — Yeah.

Mr. Oliver — There's a certain way the City likes to have it done.

Mr. Ramos — Alright.

Mr. Oliver — So that's probably something you're going to need to do if it's going to be a while before you get to it.

Mr. Ramos — Yes. Yeah, that's fixing everything—windows—

Mr. Oliver — Whenever you get to it—you know, we can't just leave it like it is for a year.

Mr. Ramos — Okay.

Mr. Oliver — I mean, I know you fixed the hole in the wall. It was a pretty massive hole. You got it patched.

Mr. Ramos — Uh-huh.

Mr. Oliver — If it's going to be months before you get to it, you probably need to get the dangerous building permit.

Mr. Ramos — Okay.

Ms. Gutierrez — Yeah, no problem to change everything--roof, siding, windows—everything changed—okay, on the Byers.

Mr. Oliver — I want you to come in next week and visit with me, and I can go over that permit with you—

Mr. Ramos — Okay, that's good.

Mr. Oliver And kind of tell you what you would need to do as far as securing it.

Mr. Ramos Alright. In the office—

Mr. Oliver Yeah, on the fourth floor.

Mr. Ramos Okay, fourth floor.

Mr. Denham One floor down.

Mr. Ramos And your name is Jeff, correct?

Mr. Oliver Yes.

Mr. Ramos Okay.

Ms. Gutierrez What time—I'm sorry—any time?

Mr. Oliver Any time. I can give you my number here. I don't have a card.

Ms. Gutierrez Okay.

Mr. Oliver Didn't I give you a card out on—do you still have my card?

Mr. Ramos Yes.

Mr. Oliver When I visited with you on 2003 West 16th Street?

Mr. Ramos Yeah.

Mr. Oliver Have you still got my card?

Mr. Ramos Yeah, it's in—

Mr. Oliver You can call that number.

Mr. Ramos Oh, okay.

Mr. Oliver Okay.

Mr. Ramos Thanks so much here.

Ms. Gutierrez Thank you very much.

Mr. Denham Thank you.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2704, 1826 South Byers, be continued to our September 25th meeting for a progress report and demolition hearing.**

Mr. Pommert — **Second.**

Mr. Denham — **There is a motion by Mr. Wilson and a second by Mr. Pommert that Item 2704, 1826 Byers, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2685 — **2102 S. CONNOR**
OWNER: Andrew W. Batcheller /Casey Antle
ADDRESS: 210 S. Connor Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (NINTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Casey Antle — Good morning. Casey Antle, on Item 2685, 2102 Connor. We've got a new plan together. I've got a contractor. I was in the other day, and I apologize for not knowing what I need to do—listening to everybody, saying just you need to do this, this, and this, and not this. I apologize for that. I called—I saw Jeff yesterday, or the day before. I called an electrician, Jeff out of Diamond. He was busy yesterday and today, but he's going to get ahold of me. And Mark Greninger, one of the mechanics—he's going to check with me this afternoon. I'm going to meet with him today. Mondo—the contractor is getting ahold of a plumber. He's going to bring him over, check the place out, and see what we need to do and get started on building that back.

Mr. Oliver — He had come in—I believe it was Wednesday—

Mr. Antle — Yes, Wednesday.

Mr. Oliver — And has made progress on trying to get his permit; however, he's got a set of plans drawn up and is working towards getting it going, but he didn't have his licensed electricians or plumbers and wasn't sure who he was going to use. And before we can issue the permit, I need those things. He didn't understand that, but apparently he's working on that.

Mr. Antle — Yeah, nobody said _____.

Mr. Denham — Is this still going to be a shop or a garage?

Mr. Antle — Yes—yes. Yeah, basically it's just an open building. It will have a bathroom in it, and on the west side is a patio. But it's just a two-car garage basically is what it is.

Mr. Denham — Okay.

Mr. Antle — I don't know how quick that will go. Mondo is going to call me back. Like I say, he and I are arguing over a price right now, but I am meeting with Mark Greninger tonight—this afternoon—mechanics, and Jeff is supposed to call me back within a week for the electrician.

Mr. Wicklund — And you live in the house next door?

Mr. Antle — Yes.

Mr. Oliver — I'd definitely try to have all this in place for the next meeting.

Mr. Antle — I'm trying to understand what's going on, and we'll push for that.

Mr. Oliver — Having those three walls just standing out there for several months like that is not really a good thing.

Mr. Antle — Yeah.

Mr. Denham — I'm really worried these walls could blow over in a good wind. There's really not much holding them up right now. So the quicker you can at least get a permit and get it framed up, the better.

Mr. Antle — Okay, yeah.

Mr. Denham — I appreciate it.

Mr. Antle — Okay.

Mr. Denham — Any other questions? Do we have a motion? Would he have a permit in a couple of weeks, you think?

Mr, Antle — Well, I hope so—yeah. I just need to get their license numbers and have them look at it and see what we've got—so yeah, hopefully next week.

Mr. Denham — Okay. Are you thinking about going two weeks, and then we could release it if he has a permit? Or just go 30 days and just keep it on the 30-day cycle?

Mr. Oliver — Yeah, and see how the progress goes.

Mr. Denham — Okay.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2685, 2102 South Connor, be continued for 30 days for a progress report and demolition hearing.**

Mr. Pommert — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Pommert that Item 2685, 2102 South Connor, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thanks.

Mr. Antle — Thank you.

ITEM 2748 — **2520 QUINCY**
OWNER: Cynthia Ritter
ADDRESS: 2950 Old Hwy E Granby MO. 64844
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Tiffany Bettes — I'm here on behalf of Cynthia Ritter for Item 2748. She is asking for a 30-day extension. She is showing the property to a number of people, and she just needs 30 more days to get the house sold.

Ms. Champlin — Did you sign our sign-in sheet?

Ms. Bettes — Yes, ma'am.

Ms. Champlin — Thank you.

Mr. Oliver — I visited with Cynthia on the phone yesterday. She said she might have somebody come. She did basically tell me on the phone she would like to have another 30 days. On my end, I did not get the property advertised in the paper, so in order for you guys to take action, it's going to take another 30 days anyway.

Mr. Denham — As I recall, she wanted to try to sell it for a short time, and if that didn't come through, then she was agreeable to tearing it down, is that right?

Mr. Oliver — Yeah. I could maybe before the next meeting contact her and see if she is willing to sign a consent form.

Mr. Denham — Okay.

Mr. Oliver — She is in agreement, from the conversations I've had, that it's not really worth saving. She's just trying to sell it.

Mr. Denham — Okay. Do we have a motion to continue it to the 25th?

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2748, 2520 Quincy, be continued to our September 25th meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2748, 2520 Quincy, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thank you.

Ms. Bettes — Thank you for your time.

Mr. Oliver — Thank you.

ITEM 2749 — **626 S. PICHER**
OWNER: JEEL Properties
ADDRESS: 25174 Gum Rd. Carl Junction MO. 64834
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Deana Maurer — Good morning. I'm Dean Maurer from Maurer Investments, and I'm here about 626 South Picher. Sorry, this is the first time I've been here.

Mr. Denham — It's Item 2749.

Ms. Maurer — Thank you. We bought the property, and we're remodeling it. We've taken one dumpster full of building trash out so far and are filling another dumpster. It's just about full again. They've got the—our demolition crew has the interior almost gutted, and they're going to start on the outside this weekend to pull the siding off so that it can be re-sided.

Mr. Denham — Do you have a permit for that work?

Ms. Maurer — Yes, sir.

Mr. Denham — Okay.

Ms. Champlin — Did you sign the sign-in sheet?

Ms. Maurer — I haven't. I will do that.

Mr. Oliver — As you can see by the photos, it was the subject of a fire. I have seen the dumpsters out there where they've been working on it.

Mr. Denham — Okay.

Mr. Oliver — The permit is in place. It's up to you guys if you want to see some kind of progress before you release it.

Mr. Denham — I would kind of like to see the exterior wrapped up, maybe.

Mr. Oliver — Okay.

Ms. Maurer — The exterior what?

Mr. Denham — The exterior—the windows and things finished before we release it from our agenda.

Ms. Maurer — Oh, okay. So I would need to come back next month then? Is that what needs to be done?

Mr. Denham — Yes.

Ms. Maurer — Okay.

Mr. Denham — If we continue it for 30 days. Sometimes it could be a different period of time.

Ms. Maurer — Okay.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2749, at 626 South Picher, be continued for 30 days for a demolition hearing and progress report.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2749, 626 South Picher, be continued until our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed?**

(None) Motion carries, 6-0. So if you could come back on the 25th—if you can't come, at least contact Jeff and let him know—

Ms. Maurer — Okay.

Mr. Denham — How you're progressing.

Ms. Maurer — Okay.

Mr. Oliver — If you get the exterior done—

Ms. Maurer — Uh-huh.

Mr. Oliver — Then I'll relay that to these guys, and they can possibly release it. And then obviously it's subject to all the other inspections, anyway.

Ms. Maurer — Of course, yes, like it always is. We've just never done a burn-out before, but we've done a lot of houses. Okay, thank you.

Mr. Denham — Thank you.

ITEM 2657 — **511 BROADWAY**
OWNER: Larry Carlisle
ADDRESS: 1250 Reindeer Dr. Sarcoxie MO. 64862
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the June 26, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTEENTH TIME BEFORE THE BOARD)

Mr. Denham — Good morning.

Larry Carlisle — Good morning, sir. I'm Larry Carlisle, and I'm here in regard to 2657, 511 Broadway.

Mr. Denham — How are you coming on that property?

Mr. Carlisle — The roof is fixed, the fascia is fixed, the soffit is fixed—two new windows in the front. New deck—we had to tear the front porch off because it was completely gone. We're working on finishing the front, making it a little more presentable to the community.

Mr. Denham — Do you think you'll have that done in 30 days?

Mr. Carlisle — Oh, yeah.

Mr. Denham — So where that porch was, you're going to take off the siding and put new siding over the bare spots?

Mr. Carlisle — We're thinking about where the columns were on the side of the—maybe doing something there to kind of make it—I'm not sure exactly what, but we're working to that end.

Mr. Denham — And the horizontal piece?

Mr. Carlisle — The horizontal piece will be an eyebrow.

Mr. Denham — So it will have somewhat of a porch—

Mr. Carlisle — Yeah.

Mr. Denham — At that structure?

Mr. Carlisle — Right. It will have the deck, and we'll have a railing on it.

Mr. Denham — So that's the last piece once they get that wrapped up?

Mr. Oliver — I will need to walk around it maybe with you.

Mr. Carlisle — Yeah.

Mr. Denham — Are you going to do anything with the chimney?

Mr. Carlisle — I'm sorry.

Mr. Denham — Are you going to do anything with the chimney? It looks like the bricks are falling off in our photograph.

Mr. Carlisle — To be honest with you, I haven't never even looked at that part of it.

Mr. Denham — Yeah, I mean—in our photograph you can see there's just some bricks teetering.

Mr. Carlisle — I will look at that—

Mr. Denham — Yeah.

Mr. Carlisle — And—

Mr. Denham — It could do some damage to your roof.

Mr. Carlisle — To the extent of whether we will re-use that, we probably will not.

Mr. Denham — Yeah. Just a matter of maybe—

Mr. Carlisle — Right.

Mr. Denham — Taking it down below the roof line or doing something just so—

Mr. Carlisle — Yeah, put some shingles over it.

Mr. Denham — Yeah, it's going to be a moisture issue if it allows water to get in.

Mr. Carlisle — I agree.

Mr. Denham — Okay. Any other questions? Do we want to go another 30 days, and hopefully we can get this one off?

Mr. Carlisle — I agree.

Mr. Denham — After 15 times.

Mr. Carlisle — This is the last month.

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2657, 511 Broadway, be continued for 30 days to our September 25th meeting for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Wilson that Item 2657, 511 Broadway, be continued to our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Carlisle — I appreciate your patience.

Mr. Denham — Thanks.

Mr. Oliver — Call me, Larry, and I'll meet you out there when you get it there.

Mr. Carlisle — Okay.

ITEM 2751 — **815 ½ S PENNSYLVANIA**
OWNER: Zoe M. Bronson & Gary C Jones
ADDRESS: 18818 Old 66 Blvd
"Finding of fact Hearing" scheduled for this date"

Mr. Denham — Good morning.

Gary Jones — Good morning, guys. Gary Jones, Carthage, Missouri—it's 2751, 815 Pennsylvania. A week ago Bryan posted a dangerous building on 815-1/2,

815, and the house next door I gave my daughter. The two houses are good houses, and nothing wrong with them. 815 still has open windows and doors because he won't let me board them up. He told me—he says you can't board up even a window unless you get a contractor because you're not going to live in the house. I've got a building permit months ago. That don't seem to make any difference. I told him I don't use contractors. I was a contractor for decades in Missouri—in Joplin, and they're too expensive. They don't know what they're doing, and me and my sons are better at it, and we do it ourselves. And you can't do it. And he sent me certified mail—a complete copy of the City building codes and underlined two of them. I've got them here. I'll be glad to leave you a copy. He's mistaken in what he reads there. You can do it if you're the homeowner—get your opinion on that. But 815-1/2—I can't do anything with it unless I get a contractor, according to him. I'll let you talk.

Mr. Oliver — Gary, we discussed this a couple of times. You're allowed to work on it if you get your contractor's license. If you don't have your license, you cannot work on it. That's the gist of the whole picture. We can go around and round and round about it.

Mr. Denham — Does he have to live in the structure to be considered the homeowner?

Mr. Oliver — That's correct.

Mr. Denham — At this point, he's considered the property owner?

Mr. Jones — Well, you may expect a circuit court hearing on that matter, then, because that's not right. That's not the way it's going to stay.

Mr. Denham — I think that's been the code for Joplin for quite a while, as I recall.

Mr. Wicklund — Yes, we're just talking about the garage in the back, is that correct?

Mr. Oliver — That's correct.

Mr. Denham — The one that had the fire?

Mr. Oliver — That's correct.

Mr. Wicklund — I can visit with you or debate with you, or whatever you want about the rest, but let's just talk about the garage that's gotten burned—

Mr. Jones — Alright.

Mr. Wicklund — Mostly because you can't seem to keep it secured, because I realize people keep breaking into it. That's what we're discussing today is just that garage.

Mr. Jones — They do. Actually, what's afoot on that one, I'm talking to the Salvation Army about purchasing it and the rest of that property at 815. They're going to be out of town tomorrow—today until the 11th, and I'll meet with them again. Hopefully, they'll purchase it cheap, and I'll be out of here. But regardless of whether that occurs or not, I need to secure that building and not hire a contractor to board up the doors and windows or put them in—no. You say yes—I say no—the court will decide. But—

Mr. Oliver — Gary, I think you're misunderstanding on the boarding up. You can board it up. That's not an issue.

Mr. Jones — No, he said you can't even board up a window.

Mr. Oliver — Listen to me—okay. I'm not going to have you twist my words, okay. I had officers out there that heard everything I said.

Mr. Jones — Yes.

Mr. Oliver — And what I said was, the house in front, you cannot work on it unless you have a contractor's license, or you reside on it. As far as boarding the structure up, you can do that.

Mr. Jones — Alright _____ (speaking at the same time as Mr. Denham).

Mr. Denham — That would require a building permit, is that correct?

Mr. Oliver — Correct.

Mr. Denham — You would still have to get a dangerous building permit to board up 815-1/2. There's certain procedures the City has, and it has to be plywood and painted. It's not just throwing up scrap lumber to board it up, so that's—but that can be done by you on the 815-1/2.

Mr. Jones — Well, if the Salvation Army doesn't purchase the property, and I keep it, I will keep 815-1/2, and it will have new windows and new doors. It would be an exercise in futility to board it up if I'm putting in new windows and doors.

Mr. Wilson — Regardless of what—if it sells, doesn't sell, or nothing, the building does have to be secured.

Mr. Jones — I know—I agree.

Mr. Wilson — Safety is paramount. You have to get that dangerous building certificate to board it up. You can do that yourself. You don't have to hire a contractor, okay? For 815-1/2, that's what we're discussing right now. So we need to do that just for—mainly for safety sake, because I don't know what the

neighborhood itself is like. But if there's kids running around, or teenagers—especially teenagers—

Mr. Jones — I know.

Mr. Wilson — They're going to get in there and see if there's anything they can get.

Mr. Jones — Yeah.

Mr. Wilson — They've got a chance of getting hurt—a liability on you. The main thing is to get this boarded up.

Mr. Denham — Do you carry liability insurance on the property?

Mr. Jones — No, I don't.

Mr. Wilson — That's a big risk.

Mr. Jones — I know it is.

Mr. Denham — Well, this is a new item, so we have to automatically continue this for 30 days. It's new business. That's just our procedure. The very first time it comes before us, we have to continue it. So it will be continued automatically until September 25th, and then at that time, maybe you can come back and tell us how your marketing to the Salvation Army is going, and how you plan to proceed from there.

Mr. Jones — Very good. Extend it for 30 days. I'm not sure what the future holds. This dangerous building permit on 815 and the house next door for sure is going to have to come off by circuit court, I guess.

Mr. Wilson — Well, the only thing we're discussing right now is 815-1/2. We're not concerned with the house yet, okay? Just the burnt building is what we're wanting to take care of.

Mr. Jones — And am I correct in understanding you that I have to get a dangerous building permit to board it up?

Mr. Wilson — Yes. That is the procedure by the City. That's City procedure. Anybody else has to, too.

Mr. Oliver — Gary, if you want to try and save that, because I don't understand why you would—and it's going to be a while before you can work on it, then you have to get a dangerous building permit. It's a $200.00 permit. It will give you six months. As far as going over and boarding it up, I'd recommend doing it right away.

Mr. Jones — And that's all I need to know today.

Mr. Denham — But understand, if we don't feel like there's anything going to happen, at our next meeting, we could start the process of demolition—

Mr. Jones — Hey, I—

Mr. Denham — So we need to see some sort of action.

Mr. Jones — Hey, I own 80 houses. We're fast—we're good. The only reason that this one is not moving forward is rules like this that I don't agree with.

Mr. Denham — That's the same rule for everyone in town. That's just the same rule we apply to everybody.

Mr. Jones — Very good. That's what we needed to have changed.

Mr. Denham — Okay, thanks for coming in.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2751, 815-1/2 South Pennsylvania, be continued for 30 days for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **There is a motion by Mr. Wilson and a second by Mr. Eastman that Item 2751, 815-1/2 Pennsylvania, be continued until our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Thanks.

ITEM 2470 — **2602 McCLELLAND**
OWNER: Four St Louis Inc c/o J Starrett
ADDRESS: 4522 Goldfinch Rd, Joplin, MO 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (NINETEENTH TIME BEFORE THE BOARD)

Mr. Oliver — Alright, Item 2470, 2602 McClelland—I visited with John this week. He was going to approach Zoning and Planning about an idea he had that I don't think is going to work for him. But just to shorten it up a little bit, he did ask if I would ask you guys to continue it for 60 days to October 23rd. He actually came in—I did get to sit down and visit with him a little bit, and I kind of showed him the ordinances and some of the definitions to hopefully help him understand what he needs to do, or what the City is using to take these slabs up. But anyway, you guys could continue it to October 23rd. Hopefully I'll hear back from him before then.

Mr. Denham — What's the condition of the fence where that retaining wall is?

Mr. Oliver — He actually—early on—this thing has been on here forever. And it took a little bit of convincing, but he put in new chain-link.

Mr. Denham — And it's still secure?

Mr. Oliver — Yeah. But the slab is still there.

Mr. Denham — Right. Now this was the Pronto store, originally?

Mr. Oliver — That's correct.

Mr. Denham — So does it have fuel—the remains of fuel islands still there, or has all that been demoed?

Mr. Oliver — I'm going to assume that those are still there.

Mr. Denham — Now, that doesn't—that's not included in parking lots that can be left, or is it?

Mr. Wilson — Were the tanks ever taken out?

Mr. Oliver — Not that I recall. I don't know—Bryan, do you? We don't permit those. That's something they deal with.

Mrs. Harrington — There would be a mess there if they had been dug up.

Mr. Denham — Yeah, I think you'd see the remains of them.

Mrs. Harrington — That's a big deal.

Mr. Oliver — That's something they pretty much just deal with the state on. We don't—

Mr. Denham — DNR?

Mr. Eastman — DNR, yes.

Mr. Wilson — Well, if we come up to demo it—the City, though, but then we can't demo it because if the tanks are in there, the state has to have the tanks taken out. So we're in a quandary on that, right?

Mr. Denham — I don't know that that would prevent us from demoing the slab.

Mr. Oliver — No. Well, earthwork, though—

Mr. Wicklund — What DNR has instructed me as far as these underground tanks, is if you don't disturb them, then they're not an issue. You could remove the

concrete on the top. It's still an issue for the property owner, but it wouldn't be an issue with removing the concrete.

Mr. Wilson — Okay. Well, what I was getting at, though, how far—what's the depth that you can go to? I know the tanks are buried what—14 foot down at the top—on over 14—I can't remember exactly.

Mr. Denham — But it's not under the slab. It's under parking. It wouldn't be under the slab—the building slab.

Mr. Wilson — Okay.

Mr. Denham — You can't put it under a building.

Mr. Oliver — Typically your footings are about 30 inches deep. It might be a little bit more on the commercial property—I don't know.

Mr. Wilson — So we're kind of on the edge, though, really, as far as what we could and couldn't do?

Mr. Oliver — No, I think you—it wouldn't be an issue with ordering the slab taken out.

Mr. Denham — Okay.

Mr. Oliver — You're not disturbing the tanks. That's a separate issue.

Mr. Denham — I don't mind giving him a few—

Mrs. Harrington — I don't either—I think—

Mr. Denham — Sixty more days, but eventually something is going to happen.

Mrs. Harrington — Nobody's gotten inclined.

Mr. Oliver — Well, he told me that he owns the lot at Seventh—or at Range Line and Zora where the storage units are sitting. That corner is actually not in the city limits of Joplin.

Mr. Denham — Where is this?

Mr. Oliver — Zora and Range Line—I'm sorry, Zora and Range Line.

Mr. Denham — Where Coach's corner was?

Mr. Oliver — The northeast corner.

Mr. Denham — Yeah, Coach's corner.

Mr. Wilson — Where Coach's used to sit?

Mr. Oliver — Yeah. After he left, it kind of dawned on me that I don't think the City would allow that. So I double-checked, and it doesn't sound like it's something that the City would allow. So I did call him and tell him that, but he needed to check with Zoning and Planning, but I don't think that that was going to work for him.

Mr. Denham — Okay.

Mr. Oliver — So I don't know if he's got a backup plan or not.

Mr. Denham — Okay. What did you say it was—October—

Mr. Oliver — October 23rd.

Mr. Denham — The 23rd.

Mr. Eastman — **Mr. Chairman, I make a motion that Item 2470, 2602 McClelland, be continued for 60 days for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mr. Eastman and a second by Mr. Wilson that Item 2470, 2602 McClelland, be continued to our October 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2635 — **502 VIRGINIA**
OWNER: AMAS
ADDRESS: 1736 Southern Dr. Neosho MO.
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (FOURTEENTH TIME BEFORE THE BOARD)

Mr. Oliver — Item 2635, 502 Virginia—we're still kind of working on the RFQ for that.

Mr. Denham — The RFQ to repair?

Mr. Oliver — Yeah, to solicit to some companies to see whether it can be repaired or replaced, and a few other things. There are some health issues in there that need to be dealt with at the same time as far as mold. Bryan did get a letter from the owners that they are not concerned about keeping anything that's been left in the structure. Whenever this all comes through, and it's

worked on, it will be cleaned out and left as an empty shell. We're still working on the RFQ.

Mr. Denham — It would just about have to be, if they ever do the right remediation inside. Well, that's good that they released that.

Mr. Oliver — So I don't know—Bryan, do you think 30 days or—

Mr. Denham — There is no way you could have the RFQ out and have the responses back, right?

Mr. Oliver — No.

Mr. Denham — Do you want to go 60 and give them enough time to at least—

Mr. Wicklund — At this point, really, the reason for the slow movement is just the amount of work. That's not saying that the City is not going to proceed and have it all addressed, but it's going to be sizeable expense to the taxpayers to do it. We're trying to make sure everything is done the best way we can have it done. I would hope that within the next 30 days we can have our RFQ put together and actually sent out, and we can get some responses back. We won't know anything.

Mr. Denham — Right. There's not really any advantage of bringing it back in 30 days, except to needle you to make sure the RFQ is done. I'd say 60 days makes sense.

Mrs. Harrington — Sixty to 90 days because if—I mean, even then it's going to be slow. **Mr. Chairman, I make a motion that Item Number 2635, at 502 Virginia, be continued for 60 days until our October 23rd meeting for a demolition hearing and progress report.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Eastman that Item 2635, 502 Virginia, be continued until our October 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2640 — **1010 E. 20TH ST.**
OWNER: Charles Burt Inc.
ADDRESS: 2609 Waters Edge, Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the August 14, 2015 meeting for a

"Demolition Hearing" and Progress Report (TWENTY-FIRST TIME BEFORE THE BOARD)

Mr. Oliver — Item 2640, 1010 East 20th—I've got a note to go out two weeks again, which would be September 11th.

Mr. Denham — I was pretty disappointed to see they took—removed the scaffolding. They still have that one section. Always before, the scaffolding kind of stayed in place, but now it's gone. I kind of wondered if that meant the masons are totally pulled off, or they just needed it somewhere else, but that's kind of a lot of labor to take the scaffolding away.

Mr. Oliver — Right.

Mr. Denham — He doesn't have much but that corner and the entry areas and a bunch of cleanup around the site.

Mr. Wilson — I went by there this morning before I came to the meeting, and that side looks just exactly like the picture, except maybe there's more trash blown in on it. I mean, I can't see how anybody would let anything like that go for as trashy as it is. It's an embarrassment really.

Mr. Denham — Can the Nuisance file a complaint?

Mrs. Harrington — They won't.

Mr. Oliver — Not if it's a construction site.

Mr. Wicklund — If it's blowing and going on to the neighboring property, sure. But if it's contained on that construction site, we're limited to what we can do as far as—some contractors work a lot cleaner and take pride in their work.

Mr. Denham — I understand construction sites and the debris and mess, but this has gone way beyond that. And I'd like to see if we could sometime maybe have a work session with the Council and see if there's something we could maybe revise some statutes and have a little more teeth so when somebody like this pulls a stunt like this again, we might have another recourse, because this is strictly a delay tactic on the owner.

Mr. Wicklund — I know that discussion and desire has come from the Council as well.

Mr. Denham — Because all of us look like we're not doing anything to the community, where all of us, I think, are in agreement that something needs to be done, but our hands are tied. And I know most of us get hit up by friends and neighbors all the time about it, and I'm sure the City Council does, too.

Mrs. Harrington — I went there Wednesday morning on my way to work, and I sat in the parking lot there to try to see what progress has been made. And as I sat

there, two ladies from the church came out to see if I was okay. I said yes, I was just looking at this building, and they both expressed a lot of dismay about the length of time that it's taken to get to this point. And then one of them said, "Well, I guess not what you know. It's who you know."

Mr. Denham — I think that is the perception.

Mrs. Harrington — It is.

Mr. Denham — That's he's been treated different than anyone else.

Mrs. Harrington — Yes, that we've dealt him a favor. And so, of course, I explained to them, and they said, "We have to look at this mess every day."

Mr. Denham — It's their front door. That is their front door.

Mrs. Harrington — Yeah.

Mr. Denham — And I think if it had been a business, and not a church, we would have had this—we would have had complaints every meeting, but they're trying to take more of a neighborly attitude.

Mrs. Harrington — Yeah, I think church members—I mean, those are primarily ones who come both to my office and to seek me out, and I've encouraged them to come, and they don't want to appear to be harsh and that it's not very kind of them, but it doesn't help us at all. So, you know, I'm just—

Mr. Wilson — Well, I noticed also this morning on the west side where they had finally put the brick on—then, you know, they had covered the windows with plastic so they wouldn't get mortar and stuff on them. Well, that plastic now is starting to rip and tear and fly loose.

Mr. Denham — He's close—it wouldn't take much. I mean, I think in a week he could have the brick done and get that thing cleaned up and be out of there.

Mrs. Harrington — If he had scaffolding and the brothers—a couple of brothers that work have been working on it for him.

Mr. Denham — Well, I would definitely encourage those brothers to wear hard hats. I watched them tossing brick up, and they had—

Mrs. Harrington — It looked like _____.

Mr. Denham — No, they're just tossing it up, and they have the cut-offs just sitting up on the top of the scaffolding.

Mrs. Harrington — They had one guy sitting in the bucket of a—they put him up there in a bucket.

Mr. Denham — Oh, on a lift—a bucket lift, yeah.

Mr. Wicklund — Well, maybe that's why it stopped. Maybe OSHA came by and stopped them.

Mrs. Harrington — I'll bet that's what it is. The federal government has pursued him with vigor.

Mr. Denham — I agree with Jeff that we keep this on a two-week rotation. I don't guess you've had any conversations with Mr. Burt.

Mr. Oliver — I have not.

Mr. Wicklund — Mr. Burt is a very busy man.

Mr. Denham — Apparently. Are we out of line to order a—issue an order to repair? Can we make that motion?

Mrs. Harrington — That anniversary is coming up—that September date.

Mr. Denham — Okay, we'll keep that in mind in September. So that would be—two weeks is September 11th.

Mr. Wilson — **Mr. Chairman, I make a motion that Item 2640, 1010 East 20th Street, be continued to our September 11th meeting for a progress report and demolition hearing.**

Mr. Eastman — **Second.**

Mr. Denham — **I have a motion by Mr. Wilson and a second by Mr. Eastman that Item 2640, 1010 East 20th Street, be continued until our September 11th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2678 — **218 N. WALL**
OWNER: Entrust Group Inc.
ADDRESS: 555 12TH ST. Oakland CA. 94607
Stay of Demolition was granted on February 27, 2015. Item continued from July 24, 2015. Seventh time before the board.

Mr. Oliver — Item 2678—I passed a letter, I think. The owners of the property live out of—actually, I think in California there. They came in and did a little bit of work to this several months back and got it secured and put some new siding on it. They had the intentions of coming back in June or July. They had some issues where they live in California with a basement flooding and

had to do some repair there, and then sold the property and moved, so they've been unable to get here, as well as he's telling me it's going to take $20,000 to finish the house, and he's trying to save that money up. I did walk around the property this week on my rounds. The doors are secured. It's not open. The grass is pretty high. I visited with him about that. But it's secure. A permit is in place, although there hasn't been any work done in several months. But, I think, you know, continuing it for 30 days if there's not going to be any progress, so I wouldn't have an issue with going out to October or December 11th at this point, and I'll just try to keep an eye on it.

Mrs. Harrington — What does he have to do to get it to where we can get if off our agenda?

Mr. Oliver — Well, exterior-wise, there is a heat-and-air unit outside that needs to be cleaned up. It's all busted up and kind of in pieces. And basically, you know, tidy up the outside a little bit. It's really close. The other money that he's talking about will have to do mostly with the inside. He's got to re-wire it, get some cabinets, plumbing, vanities, and everything.

Mr. Wicklund — It's actually—it's totally up to the discretion of the Board, but in the past we have held properties on the agenda until they are 100 percent complete, passed final inspections, and are livable. There are other ones that the Board has released when the exterior is complete, and they feel like it's no longer a nuisance to the neighborhood. But that will be up to the Board.

Mr. Denham — Well, this owner is—

Mrs. Harrington — I was thinking about the property at 32nd and Connecticut that we released after they got the siding and windows done, and the roof. And it's gutted—I mean, there—I don't know—I just was—

Mr. Denham — My concern is these people live in California. Are they just going to drop it once it gets off this—

Mrs. Harrington — That's true. I mean, keeping it on the agenda will keep them motivated to complete the entire house, but I was just—I guess I was wondering what the difference between the two situations is.

Mr. Denham — I think it's just the perception, are they going to follow through or not, if it's someone that's trying to flip it or get it rented and lives here and keeping after it. Out-of-state owners I'm a little concerned with because they don't have the vested interest that the people that live here do.

Mr. Oliver — I kind of brought that up to him in our conversation on the phone as well, that he let the yard go. And I didn't say, you know, you live clear out in California, but you need to take a little better care of it for the residents around it.

Mr. Denham — I'd go 60, but I'd like to keep an eye on it.

Mrs. Harrington — **Mr. Chairman, I make a motion that Item Number 2678, at 218 North Wall, be continued until October 23rd for a progress report and demolition hearing.**

Mr. Wilson — **Second.**

Mr. Denham — **I have a motion by Mrs. Harrington and a second by Mr. Wilson that Item 2678, 218 North Wall, be continued to our October 23rd meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

ITEM 2689 — **1310 MISSOURI**
OWNER: Greg Carpenter
ADDRESS: 1545 Rip Rd. Webb City MO. 64870
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (EIGHTH TIME BEFORE THE BOARD)

Mr. Oliver — Item 2689, 1310 Missouri—Still no progress, but the gentleman did come in. He's had some health issues, so his permit was extended.

Mr. Denham — He's wanting to rebuild it?

Mr. Oliver — Yeah _____.

Mr. Denham — Was there anything—there's hardly anything left.

Mr. Oliver — Yeah, it's very small. So I've got a note on here to continue out to December 11th, and possibly at that time, if he has not made any progress or is unable to—again, it would be up to you guys, but maybe at that time take some sort of action.

Mr. Denham — But he actually had a permit at one point—a building permit, not a demolition permit?

Mr. Oliver — Correct.

Mr. Denham — Yeah, I'd hate to go any further than December 11th. It needs something.

Mr. Oliver — Well, I think that extension expires somewhere around that time.

Mr. Denham — Okay. Do we have a motion to continue to December 11th?

Mr. Wilson **Mr. Chairman, I make a motion that Item 2689, 1310 Missouri, be continued to our December 11th meeting—**

Mr. Oliver Correct.

Mr. Wilson **For a progress report and demolition hearing.**

Mr. Pommert **Second.**

Mr. Denham **I have a motion by Mr. Wilson and a second by Mr. Pommert that Item 2689, 1310 Missouri, be continued to our December 11th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.**

Mr. Oliver All remaining items would be September 25th.

ITEM 2694 **4004 HEARNES BLVD.**
OWNER: RKS Development
ADDRESS: 202 E. 32ND ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

ITEM 2695 **3826 HEARNES BLVD.**
OWNER: RKS Development
ADDRESS: 202 E. 32ND ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

ITEM 2696 **3802 HEARNES BLVD.**
OWNER: RKS Development
ADDRESS: 202 E. 32ND ST. Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SEVENTH TIME BEFORE THE BOARD)

Mr. Oliver You do have the three properties next there on Hearnes Boulevard. Again, they're secure. They have been kind of waiting on this TIF to go through.

Mr. Denham Yeah, but the TIF doesn't have anything to do with keeping up with the yards. I mean, that's ridiculous.

Mr. Oliver — Right. And I can have Code Enforcement look at those.

Mrs. Harrington — Are they pretty bad?

Mr. Oliver — There's trees down.

Mr. Denham — Yeah, the picture on 4004 Hearnes has trees, tires—I mean, these aren't these aren't little—

Mrs. Harrington — The day when he came—he came the first or second time these were on _____ to clear the whole area.

Mr. Oliver — It's kind of dragged out a little bit, but I think there's a second reading coming up the first part of this next month, and I guess they get some kind of reimbursement or something if the TIF is approved or something like that. I'm not sure exactly how all that works, but that's what they're waiting on. I suppose—again, it's up to the Board, but hopefully we'll have a little more information next month.

ITEM 2744 — **4803 S. RANGE LINE**
OWNER: Norma Alice Burtrum
ADDRESS: 4803 S. Rangeline Joplin MO. 64804
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (THIRD TIME BEFORE THE BOARD)

ITEM 2747 — **2125 PRINCETON**
OWNER: Travis & Larissa Anderson
ADDRESS: 2125 Princeton St. Joplin MO. 64801
"Demolition Hearing" has been posted in the Joplin Globe Legal Section. Item continued from the July 24, 2015 meeting for a "Demolition Hearing" and Progress Report (SECOND TIME BEFORE THE BOARD)

ITEM 2750 — **102 S. FLORIDA**
OWNER: Mark Frerer
ADDRESS: 102 S. Florida Joplin MO. 64801
"Finding of fact Hearing" scheduled for this date"

Mrs. Harrington — Thirty days?

Mr. Denham — All remaining items, 30 days?

Mr. Oliver — Yes.

Mr. Wilson **Mr. Chairman, I make a motion that all remaining items be continued to our September 25th meeting for a progress report and demolition hearing.**

Mr. Eastman **Second.**

Mr. Denham **I have a motion by Mr. Wilson and a second by Mr. Eastman that all remaining items on our agenda be continued until our September 25th meeting for a progress report and demolition hearing. All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Those opposed? (None) Motion carries, 6-0.** Do we have a motion to adjourn, or is there any other business?

Mr. Wilson **So moved.**

Mrs. Harrington **Second.**

Mr. Denham **All those in favor, say "aye". (Mr. Denham, Mr. Eastman, Mrs. Harrington, Mr. Pommert, Mr. Rhodes, and Mr. Wilson voted "aye") Motion carries, 6-0.** We stand adjourned.

There being no further business to come before the Building Board of Appeals, the meeting stood adjourned at 10:20 a.m.

Approved _____
Kyle Denham, Chairman

Approved _____
Susan E. Champlin, Notary Public

My Commission expires: November 18, 2016

STATE OF MISSOURI NOTARY SEAL

SUSAN E. CHAMPLIN
Notary Public
Jasper County
My Commission Expires
November 18, 2016
Commission # 12528995